

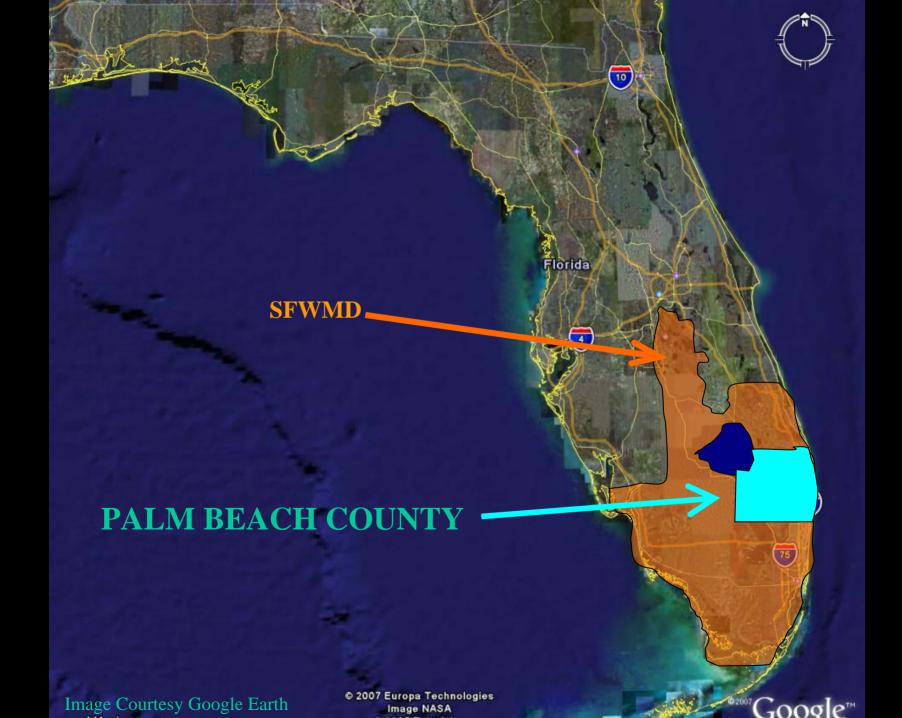
Urban Redevelopment Area (URA)

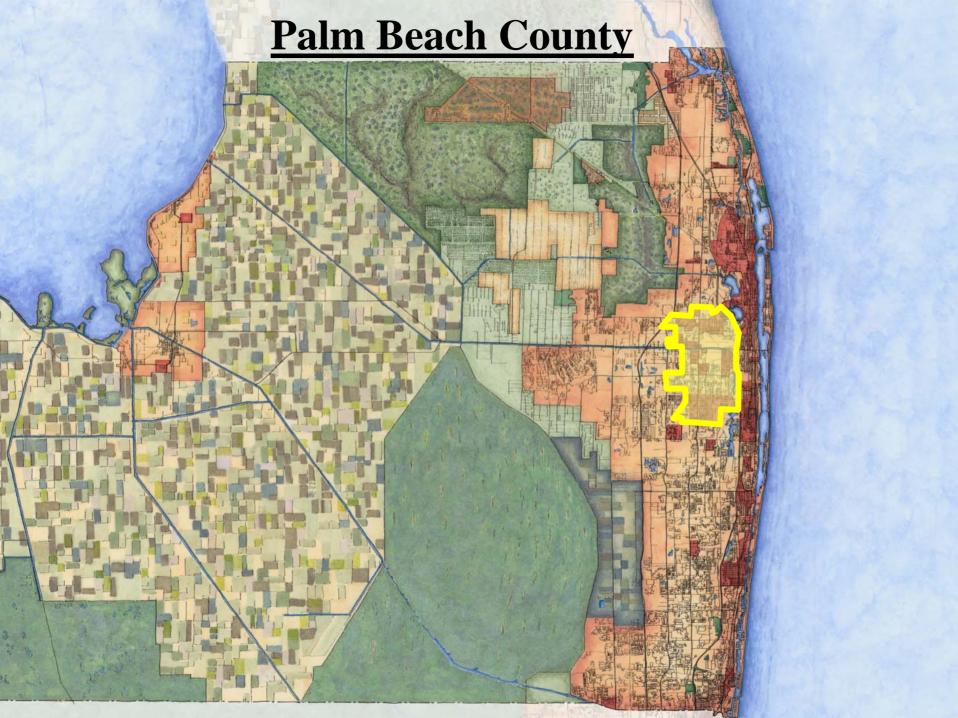


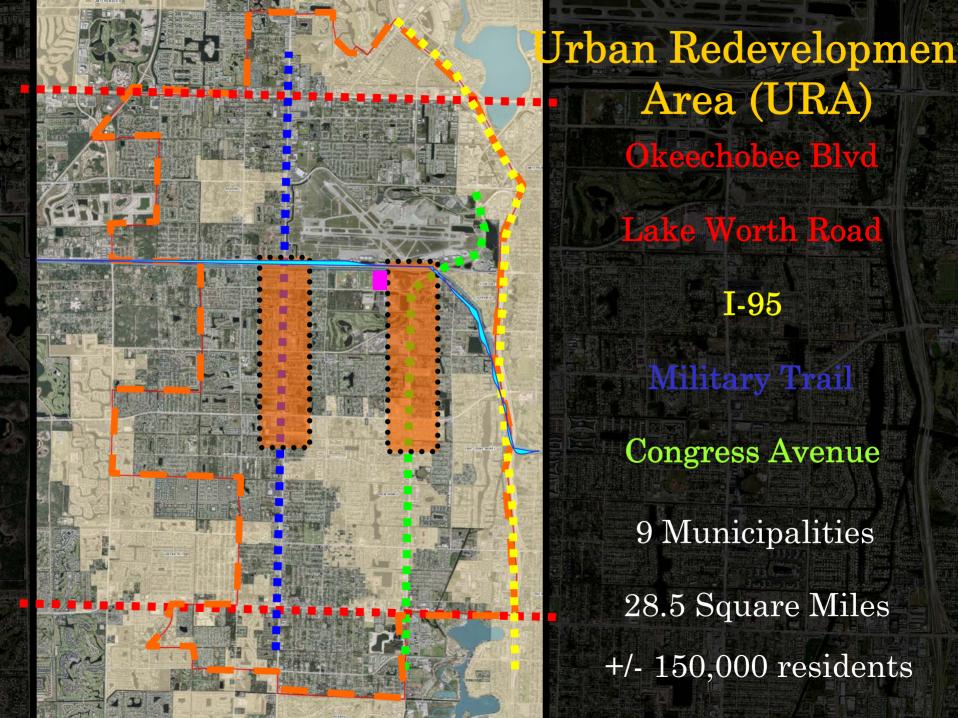
Joint BCC/SFWMD Meeting

December 13, 2007

*Special thanks to Treasure Coast Regional Planning Council for a majority of the images

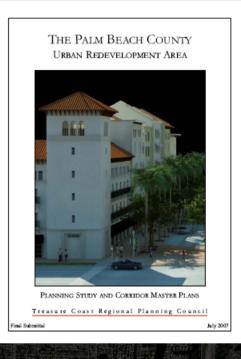






URA Progress

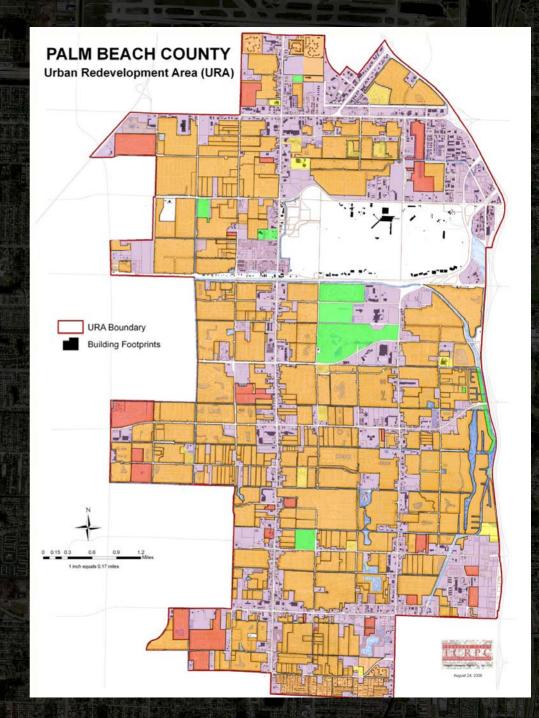
- Phase 1: Planning Staff Analysis (2003-05)
 - Infill Study (February 2004)
 - URA Established (Round 05-1)
- Phase 2: TCRPC Master Plan (2006-07)
 - Stakeholder Interviews & Design Charrette (September 2006)
 - Draft Study Submitted (February 2007)
 - Agency, Advisory Bodies, BCC, Stakeholder Input
 & Revisions (Spring 2007)
 - Final Study & Corridor Master Plans (July 2007)
- Phase 3: Comprehensive Plan Updates (2006-08)
 - URA TCEA (Round 07-1) Adopted, In Effect
 - URA Master Plan (Round 07-2) Adopted, Effective January '08
 - URA Priority Future Land Use Designations, & TCEA Modification (08-1)
- Phase 4: Planning Staff Draft/Implementation of Form-based Code for URA Priority Corridors (2007-08)
 - Stakeholder & Agency Input (September-October 2007)
 - Preliminary Code Draft (Fall 2007-Spring 2008)
 - TCRPC Peer Review & Assistance (Ongoing)
- Ongoing: Storm Water Alternatives



Master Plans

Composite

- Schools
- Neighborhoods
- Redevelopment Areas
- · Permanent Greens
- Mobile Home Parks



KEY Recommendations

- 1. Establish a unified storm water management strategy for the priority corridors (Ongoing)
- 2. Create a "performance-based" Transportation Concurrency Exemption Area (TCEA) for the priority corridors that rewards projects consistent with the study (Completed)
- 3. Create a new future land use category as part of the redevelopment incentives (In process)
- 4. Develop a form-based code to define and implement urban development criteria for the priority corridors (In process)
- 5. Anticipate substantial redevelopment of existing commercial buildings and retail centers
- 6. Coordinate with the Palm Beach County School District to develop a new elementary school in priority corridors (Ongoing dialogue with PBC School District)



Drainage



Transportation



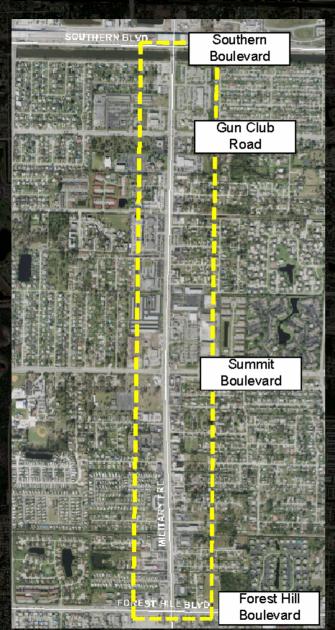
Infrastructure

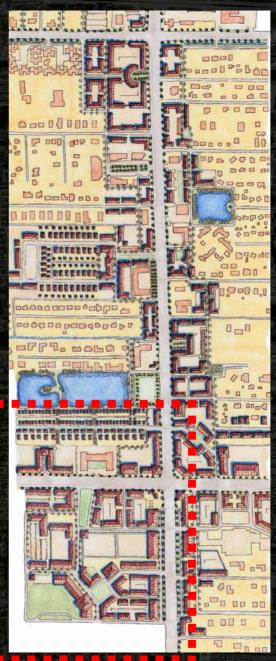


Zoning

Impediments

Master Plans







Detailed Street Sections





Detailed Street Sections



A "Virtual Tour" of the Military Trail and Forest Hill Proposal



View looking from Military Trail



Looking from Military down new Boulevard



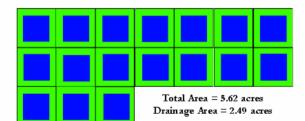
Vista of new school from Boulevard

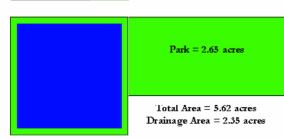
Stormwater Management



Stormwater Management Issues
DRAFT - WORK IN PROGRESS

Recommendations





A comparison of the area required to meet storage requirements of 17 individual one-acre parcels versus the area required if the parcels shared a central stormwater facility.



The stormwater utility could facilitate redevelopment within the urban redevelopment contitors by providing an urban system of stormwater collection that couled month to existing and new retention facilities located outside of the redevelopment contrior and within adjacent neighborhoods.

Qualitative Assessment of Comparative Benefits Associated with Various Stormwater Treatment Methods

	Dry Retention	Wer Retention	Swales	Vaults	E_x f_1 f_2 f_3 f_4 f_4 f_5	Baffle Boxes
Storage Volume:	Excellent	Excellent	Good	Good	Excellent	Very Poor
Discharge Rate Control:	Excellent	Excellent	Good	Good	Good	Very Poor
Water Quality Treatment:	Excellent	Excellent	Good	Good	Excellent	Good
Land Area Required:	Large	Large	Moderate	Small	Large	Very Small
Site Limitations:	Moderate	Moderate	Moderate	None	Large	None
Maintenance Costs:	Low	Low	Moderate	Very High	Very High	Very High
Construction Costs:	Moderate	Low	Moderate	Very High	High	High
Other Benefits:	Parks	Parks	None	None	Parks	None

Stormwater Management

• Ultimate Goal:

to establish an Independent Stormwater Utility
 (per recommendation of the TCRPC Master Plan)

• Stakeholder Input:

- Support for "Green" building solutions
 - Incentives/requirements LEED Certification
 - Stormwater Reuse/Recycling

• Agency Input:

 Support for Issues that help improve Water Quality as well as Water Quantity

• On-site Stormwater Treatment Solutions:

- Pervious Paving
- Exfiltration Trenches
- Cleansing Treatment Marshes
- Sub-grade storage vaults



- NOT looking for Funding from SFWMD
- Seeking District support and Technical Assistance on Stormwater Issues
- Potential Technical Rule changes regarding Pervious Pavement